



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: NOVEMBER 8, 2004

*III.3.*

ITEM NUMBER:

SUBJECT: CONDITIONAL USE PERMIT PA-04-33  
1764 ANAHEIM AVENUE AND 1777 NEWPORT BOULEVARD

DATE: OCTOBER 29, 2004

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER  
(714) 754-5611

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## **PROJECT DESCRIPTION**

The applicant is requesting a conditional use permit to allow off-site valet parking at 1764 Anaheim Avenue, in an R2-HD zone, for a proposed restaurant/nightclub at 1777 Newport Boulevard, in a C2 zone, and to serve alcoholic beverages for on-site consumption after 11:00 p.m. (2:00 a.m. seven days a week proposed) with live entertainment and dancing within 200 feet of a residential zone.

## **APPLICANT**

The applicant is John DeFrenza, representing the property owner, Dennis D'Alessio.

## **RECOMMENDATION**

Deny by adoption of Planning Commission resolution.

MEL LEE  
Associate Planner

R. MICHAEL ROBINSON  
Planning & Redevelopment Manager

## PLANNING APPLICATION SUMMARY

Location: 1764 Anaheim Ave. and 1777 Newport Blvd. Application: PA-04-33

Request: Conditional use permit to allow off-site valet parking at 1764 Anaheim Avenue, in an R2-HD zone, for a proposed restaurant/nightclub at 1777 Newport Boulevard, in a C2 zone, and to serve alcoholic beverages for on-site consumption after 11:00 p.m. (2:00 a.m. seven days a week proposed) with live entertainment and dancing within 200 feet of a residential zone.

### 1764 ANAHEIM AVENUE

#### SUBJECT PROPERTY:

Zone: R2-HD  
General Plan: High Density Residential  
Lot Dimensions: Irregular  
Lot Area: 11,325 SQ. FT.  
Existing Development: Paved parking lot

#### SURROUNDING PROPERTY:

North: R1, Residences  
South: R2-HD, Nonconforming Commercial Use  
East: (Across alley) C2, Commercial Uses  
West: R2-HD, Residences

### 1777 NEWPORT BOULEVARD

#### SUBJECT PROPERTY:

Zone: C2  
General Plan: General Commercial  
Lot Dimensions: 50 FT x 105 FT  
Lot Area: 5,250 SQ. FT.  
Existing Development: 2-story commercial building

#### SURROUNDING PROPERTY:

North: C2, Commercial uses  
South: C2, Commercial uses  
East: Frontage Road and Newport Boulevard  
West: (Across Alley) R2-HD & R1, Residences and Public Parking Lot

## DEVELOPMENT STANDARD COMPARISON

Development Standard                      Required/Allowed                      Proposed/Provided

Parking*:		
TOTAL:	169 Spaces	172 Spaces
*See staff report discussion.		
CEQA Status:	Exempt, Class 1	
Final Action:	Planning Commission	

Revised 7/95-PLANNING ACTION SUMMARY-COML

**BACKGROUND**

The site is an existing 2-story commercial building constructed in 1963. The property is located within the City's Downtown Redevelopment Project Area. The building is currently occupied by a retail rug store.

On October 13, 2003, Planning Commission approved PA-03-27, a variance from front building setback (20 feet required; 0 feet proposed) for a 150 square foot second floor balcony/deck, part of an exterior remodel for the building. The applicant requested a one-year time extension of this approval, which is also scheduled for this agenda.

**ANALYSIS****Restaurant/Nightclub**

The applicant is requesting approval of a conditional use permit to establish a restaurant/nightclub on the second floor of the building. The second floor is 4,245 square feet in area. A specific tenant has not yet been identified, however, the applicant has stated that the proposed use would be a combination restaurant/nightclub with live entertainment and dancing, and would be open until 2:00 a.m., seven days a week. The proposed restaurant/nightclub is within 200 feet of several two-story multiple family residential structures to the rear of the building, across from the public alley. The building is approximately 80 feet from the nearest residential structure.

Although a specific restaurant/nightclub has not been identified, staff has several concerns with the applicant's request. Unlike the other restaurants that are open past 11:00 p.m. within the 1700 block of Newport Boulevard (Cafe Ruba and Bamboo Terrace), the proposed restaurant/nightclub will be located on the second floor of the building (the other establishments are in 1-story buildings). As indicated earlier, there are several two-story residential structures in proximity to the subject building, which means that impacts from music and/or patrons (i.e., noise, trash loitering, and security problems) would be disruptive to the nearby residents. Noise impacts to residents could be further exacerbated by the second floor windows that face towards the residential properties. Staff's opinion is based on the City's experience with similar establishments in proximity to residential uses, as demonstrated in the Commissions' recent denial of a proposed restaurant/bar/nightclub at 2831 Bristol Street (Hamburger Mary's). A summary of the other eating and drinking establishments within the same block of the subject property are summarized in the following table. Note the establishments in the table below have conditional use permits with restrictions on hours of operation, low-key entertainment, etc. to limit their impact on surrounding properties, unlike the proposed use.

Restaurant	CUP	Restrictions/Limitations
Café Ruba	PA-91-20 (For live entertainment, outdoor seating, offset hours of operation, and off-site parking)	No outdoor entertainment. No entertainment after 10:00 p.m.
Golden Truffle*	ZE-84-52 (For outdoor seating and interior expansion, with parking deviation)	Valet parking required to be available during lunch and dinner; limited seating during lunch hours.
Bamboo Terrace	PA-99-31 (For live entertainment) PA-03-57 (For outdoor seating, dancing, and expanded hours of operation)	Live entertainment required to be low key and ancillary to restaurant use; no dancing allowed after 9p.m.
Side Street Café*	PA-91-71 (For parking deviation)	No special restrictions or limitations.

\*Does not operate past 11:00 p.m. Current operating hours for all businesses within this block are summarized in the table on pages 5 and 6 of this report.

Additionally, as noted by the Police Department in the attached memo, the proposed use could create an increase in calls for Police service for noise, loitering, and security problems for the surrounding area; as a result, the Police Department does not support the request. If the application were to be approved, staff has incorporated conditions of approval to minimize adverse impacts on the nearby residents.

#### Off-Site Valet Parking

The majority of the parking spaces provided for the subject property, as well as the other businesses on the 1700 block of Newport Boulevard, are provided in the parking area at the front of the buildings (adjacent to Newport Boulevard). Parking is also provided directly at the rear of some (but not all) of the commercial buildings. There are no on-site parking spaces provided for the subject property. There is also restricted parking available within the public parking lot on West 18<sup>th</sup> Street (next to the Veteran's Memorial Hall). The owner of the subject building also owns a 11,325 square foot parking lot approximately 250 feet to the south of the subject building (at the rear of Café Ruba) addressed as 1764 Anaheim Avenue. The lot, which is zoned R2-HD, has been used in the past as a parking lot and is legal nonconforming. The lot is proposed to be used for valet parking for the restaurant/nightclub, and will be restriped to accommodate 29 parking spaces and site landscaping. A summary of the available parking for the 1700 block of Newport Boulevard is provided in the following table:

# Spaces Provided In Parking Area Fronting Newport Blvd.	67 Spaces
# Spaces Provided In W. 18 <sup>th</sup> Street Parking Lot	55 Spaces
# Spaces Provided Behind Existing Food/Beverage Establishments (Bamboo Terrace, Café Ruba, And Golden Truffle)	21 Spaces
# Spaces Proposed for Parking at 1764 Anaheim Avenue	29 Spaces

Total Provided	172 Spaces
Total Required (Including Proposed Use)*	169 Spaces*

\*Based on shared parking analysis, which assumes all uses operate at same time.

Although, based on the above numbers, there would appear to be adequate parking for the proposed use if all uses were to operate at the same time (i.e., during lunchtime on weekdays), staff notes several concerns with the parking related to the proposed use. Under current code, 17 parking spaces are required for the second story space as a retail or office use (4 spaces/1,000 sq. ft. of parking area); as a restaurant/nightclub, the parking requirement increases to 55 spaces (10 spaces/1,000 sq. ft. for the first 3,000 sq. ft. of floor area, plus 20 spaces/1,000 sq. ft. for the remaining floor area). As indicated earlier, there are no on-site parking spaces for the subject property, and the proposed off-site parking area can accommodate 29 non-tandem parking spaces, which is not sufficient for the proposed use. Whereas the parking for a retail or office use at the subject property can easily be accommodated within the surrounding parking areas, this would not be the case for the proposed restaurant/nightclub use.

Additionally, it should be pointed out that the Veteran's Hall parking lot has restrictions for parking during weekdays and after midnight that may prohibit its use as parking for the patrons of the restaurant/nightclub. Finally, as pointed out by the Police Department in the attached memo, the isolated location of the off-site parking area (relative to the location of the proposed use) could lead to the parking area not being used by patrons for valet parking and, even if the off-site parking lot were used for valet parking as intended, the noise of the vehicles traveling through the alley to enter and leave the parking lot could be disruptive to residents in the late evening/early morning hours.

The current operating hours for all businesses within this block are summarized in the following table:

Business Name	Address	Type of Business	Hours of Operation
Aamco	1745 Newport	Auto Repair	8a.m.-5p.m., M-F; Sat & Sun Closed
Café Ruba*	1749 Newport	Restaurant	7a.m.-2a.m. M-Sun 8a.m.-2a.m. Sat
Black Flys	1759 Newport	Retail Store	10a.m.-7p.m. M-Sat 11a.m.-6p.m. Sun
Tiffany Lamps	1765 Newport	Retail Store	11a.m.- 6p.m. M, F, Sat, Sun Closed T, W, Th
Golden Truffle	1767 Newport	Restaurant	11a.m.-2:30p.m., and 5p.m.- 10:30p.m. Tu-Fri 5:30p.m.-10:30p.m. Sat Closed Sun & Mon
Bamboo Terrace*	1773 Newport	Restaurant	11:30 a.m.-1a.m., Sun-Th 11:30 a.m.-2a.m., Fri&Sat

Winston Jewelers	1775 Newport	Retail Store	10a.m.-6p.m. M-F 10a.m.-4p.m. Sat
Newport Kids	1775 Newport	Retail Store	10a.m.-6p.m. M-F 10a.m.-5:30p.m. Sat
N/A	1777 Newport (Subject Property)	Restaurant/ Nightclub	Open until 2a.m., 7 days a week
Second Spin	1781 Newport	Retail Store	10a.m.-10p.m. Sun-Th 10a.m.-11p.m. Fri-Sat
Subject Matter	1781 Newport	Store/Gallery	Noon-8p.m. M-Sun
Mainly Seconds	1785 Newport	Retail Store	10a.m.-7p.m. M-F 9a.m.-7p.m. Sat 10a.m.-6p.m. Sun
Condom Revolution	1799 Newport	Retail Store	10a.m.-10p.m. M-Sat 11a.m.-7p.m. Sun
Sunglass Plus	1799 Newport	Retail Store	9a.m.-7p.m. M-F 10a.m.-6p.m. Sat
Side Street Cafe	1799 Newport	Coffee Shop	7:30a.m.-3:30p.m. 7 days a week
Brat	1799 Newport	Retail Store	10a.m.-6p.m. M-Sat Closed Sun
Cleaners	1799 Newport	Retail Store	10a.m.-6p.m. M-Sat Closed Sun
Camera Store	545 W. 18 <sup>th</sup>	Retail Store	10a.m.-6p.m. M-Sat Closed Sun
Barber Shop	545 W. 18 <sup>th</sup>	Retail Store	9a.m.-7p.m. M-Sat Closed Sun

\*Open past 11:00 p.m.

## **ALTERNATIVES**

The Commission has the following alternatives:

1. Deny the applicant's request for the proposed restaurant/nightclub and off-site valet parking due to potential adverse impacts of the second story location of the proposed use to several two-story residential structures in the area. The applicant could still remodel the exterior of the building per the previous approval of PA-03-27.
2. Approve the applicant's requests, subject to the recommended conditions of approval, which are designed to help minimize impacts to surrounding uses.

## **CONCLUSION**

Approval of the requested proposed restaurant/nightclub and off-site valet parking could create adverse impacts on the nearby residents, therefore, staff does not support the requests.

Attachments:      Applicant's Project Description and Justification  
                          Draft Planning Commission Resolution  
                          Exhibit "A" – Findings  
                          Exhibit "B" – Conditions of Approval (If Request is Approved)  
                          Police Department Memo

Location Map  
Plans/Photos

cc: Deputy City Manager-Dev. Svs. Director  
Sr. Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

John DeFrenza  
20301 S.W. Birch Street, Suite 101E  
Newport Beach, CA 92660

D'Alessio Investments  
440 Fair Drive, Suite H  
Costa Mesa, CA 92626

File: 110804PA0433	Date: 102704	Time: 1030a.m.
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**RESOLUTION NO. PC-04-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF COSTA MESA DENYING CONDITIONAL USE PERMIT  
PA-04-33**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES  
AS FOLLOWS:

WHEREAS, an application was filed by John DeFrenza, authorized agent for Dennis D'Alessio, owner of real property located at 1764 Anaheim Avenue and 1777 Newport Boulevard, requesting approval of a conditional use permit to allow off-site valet parking at 1764 Anaheim Avenue, in an R2-HD zone, for a proposed restaurant/nightclub at 1777 Newport Boulevard, in a C2 zone, and to serve alcoholic beverages for on-site consumption after 11:00 p.m. (2:00 a.m. seven days a week proposed) with live entertainment and dancing within 200 feet of a residential zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 8, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Conditional Use Permit PA-04-33 with respect to the property described above.

**PASSED AND ADOPTED this 8<sup>th</sup> day of November, 2004.**

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Chair, Costa Mesa  
Planning Commission



STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss

I, R. Michael Robinson, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on November 8, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

- A. The proposed use does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed use is not compatible and harmonious with the residential uses in the surrounding area.
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is not compatible with developments in the same general area. Granting the conditional use permit will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the proposed use is a combination restaurant/nightclub, with off-site valet parking. The restaurant/nightclub is proposed for the second floor of an existing 2-story commercial building, and is approximately 80 feet away from existing two-story residential structures. The second floor has several windows that face towards the residential properties. The proposed restaurant/nightclub would not be compatible with the nearby residents, based upon the second story location of the proposed use and the City's experience with similar establishments in close proximity to residential uses. Additionally, the proposed use could create an increase in calls for Police service for noise, loitering, and security problems.
- C. The request for off-site valet parking does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the request will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, there are no on-site parking spaces for the subject property, and the proposed off-site parking area can accommodate 29 non-tandem parking spaces, which is not sufficient for the proposed use. Whereas the parking for a retail or office use at the subject property can easily be accommodated within the surrounding parking areas, this would not be the case for the proposed restaurant/nightclub use. Additionally, the off-site valet parking would not be compatible with nearby residents based on its proximity and hours of operation.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"****CONDITIONS OF APPROVAL (If Request Is Approved)**

- Plng.
1. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
  2. The use shall be limited to the type of operation described in the staff report. Any change in the operational characteristics including, but not limited to, hours of operation, sale of alcoholic beverages or provision of live entertainment and/or dancing, will require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
  3. The application will be reviewed annually by Planning Staff. Any problems or violations of the conditions of approval may require the application to be referred to the Planning Commission for modification or revocation.
  4. A copy of the conditions of approval shall be kept on premises and presented to any authorized city official upon request. Applicant shall notify new business/property owners of conditions of approval upon transfer of business or ownership of land.
  5. Construction, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m., on Saturday, Sunday, and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
  6. The licensee shall not employ or use the services of any full-or part-time active or reserve peace officer currently employed by the City of Costa Mesa or any contiguous agency for security purposes.
  7. Live entertainment, amplified music and/or dancing may only be permitted subject to City issuance of a public entertainment permit. Contact Code Enforcement at (714) 754-5623 for application information.

8. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
9. There shall be no room or designated area reserved for the exclusive use of designated persons or "private club members."
10. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
11. There shall be no sales of alcoholic beverages for off-site consumption.
12. At all times the premises is open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale and service of food.
13. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and meals during the same time period. The applicant shall at all times maintain records, which reflect separately the gross sales of food and gross sales of alcoholic beverages of the business. The records shall be kept no less frequently than on a quarterly basis and shall be made available to the Development Services Director or his designee on demand.
14. The restaurant shall remain a "bona fide public eating place" as defined by Section 23038 of the California Business and Professions Code.
15. The parking lot shall be posted with signs directing employees to use consideration when entering their cars and leaving the parking lot.
16. Applicant shall secure the premises with appropriate security lighting and employee scrutiny of adjacent areas over which applicant has control, to prevent trash, graffiti, and loitering. Applicant shall further provide adequate lighting above the entrances to the premises sufficient in intensity to make visible the identity and actions of all persons entering and leaving the premises.
17. The applicant shall maintain free of litter of all areas of the premises over which applicant has control.
18. Any graffiti painted or marked upon the premises shall be removed or painted over within 48 hours of being applied.

19. All operational conditions and restrictions shall be complied with, regardless of operating hours, 24 hours a day, seven days a week.
20. Hours of operation shall be limited to 11:00 a.m. to 2:00 a.m., seven days a week.
21. Music shall not be audible beyond the area under the control of the licensee.
22. Second floor windows shall be double-paned and shall remain closed after 8 p.m.
23. The use of the portion of the alley north of 1764 Anaheim Avenue to access the off-site parking lot shall be prohibited after 10 p.m.
24. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
25. Permanent masonry walls shall be constructed along the interior property lines of the property at 1764 Anaheim Avenue. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owners to prevent side-by-side walls with gaps in between them.
26. The conditions of approval and ordinance or code provisions of PA-04-33 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
27. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.

Eng.

## PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-04-33

Environmental Determination: EXEMPT

Address:

1754 ANAHEIM & 1777 NEWPORT BL.

## 1. Fully describe your request:

THE PROPOSED PROPERTY IS TO BE DEVELOPED AS A  
PARKING LOT FOR THE BENEFIT OF ADDITIONAL PARKING  
ALLOTTED FOR RESTAURANT USE @ 1777 NEWPORT BVD.

## 2. Justification

- A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

DUE TO DIRECT ACCESS TO THE AULEY SERVING THE  
CURRENT PARKING, THIS PARCEL CAN SUPPLEMENT  
THE EXISTING PARKING IN RELATIVELY CLOSE PROXIMITY.

- B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

N/A

## 3. This project is: (check where appropriate)

☐ In a flood zone.

☐ Subject to future street widening.

☒ In the Redevelopment Area.  
☐ In a Specific Plan Area.

## 4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature

14

Date

8/3/04

# **COSTA MESA POLICE DEPARTMENT**

## **MEMORANDUM**

**TO:** Lt. Birney  
Planning Department

**FROM:** Sue Hupp  
Crime Prevention Specialist

**SUBJECT:** PA-04-33, 1777 Newport/1764 Anaheim

**DATE:** October 5, 2004

### Parking

At this time we are denying the request for an entertainment/dancing permit and off-site valet parking. In the past, at other establishments, we have seen an increase in calls for service regarding noise, loitering, music, fights, etc. This comes from the residences that are within 200' of a restaurant/bar that stays open after 10:00 p.m.

Due to the likelihood that patrons will not use the off-site valet parking, they will most likely use the parking lot on the east side of the building (facing Newport Blvd.) and utilize parking already designated for other businesses. This will cause a parking problem. We can see two reasons why they may not use the off-site valet parking. One would be of choice, they don't want to valet park their car; and two, confusion on where the valet parking lot is.

### Lighting

The parking lot shall provide a maintained minimum of one foot-candle of light on the parking surface during the hours of darkness. The light source shall be controlled by a photocell device or time clock with an astronomic feature and be weather and vandal resistant.

Special care should be given when planting the trees that they are not planted in the same location as the light standards. When trees mature they will block the light and be ineffective.

### Landscape

All landscape shall be low profile (no higher than two feet). Bushes/shrubs shall not be clumped together, be maintained at a height no higher than three feet and trees trimmed up to seven feet.

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**SUE HUPP**

Crime Prevention Specialist

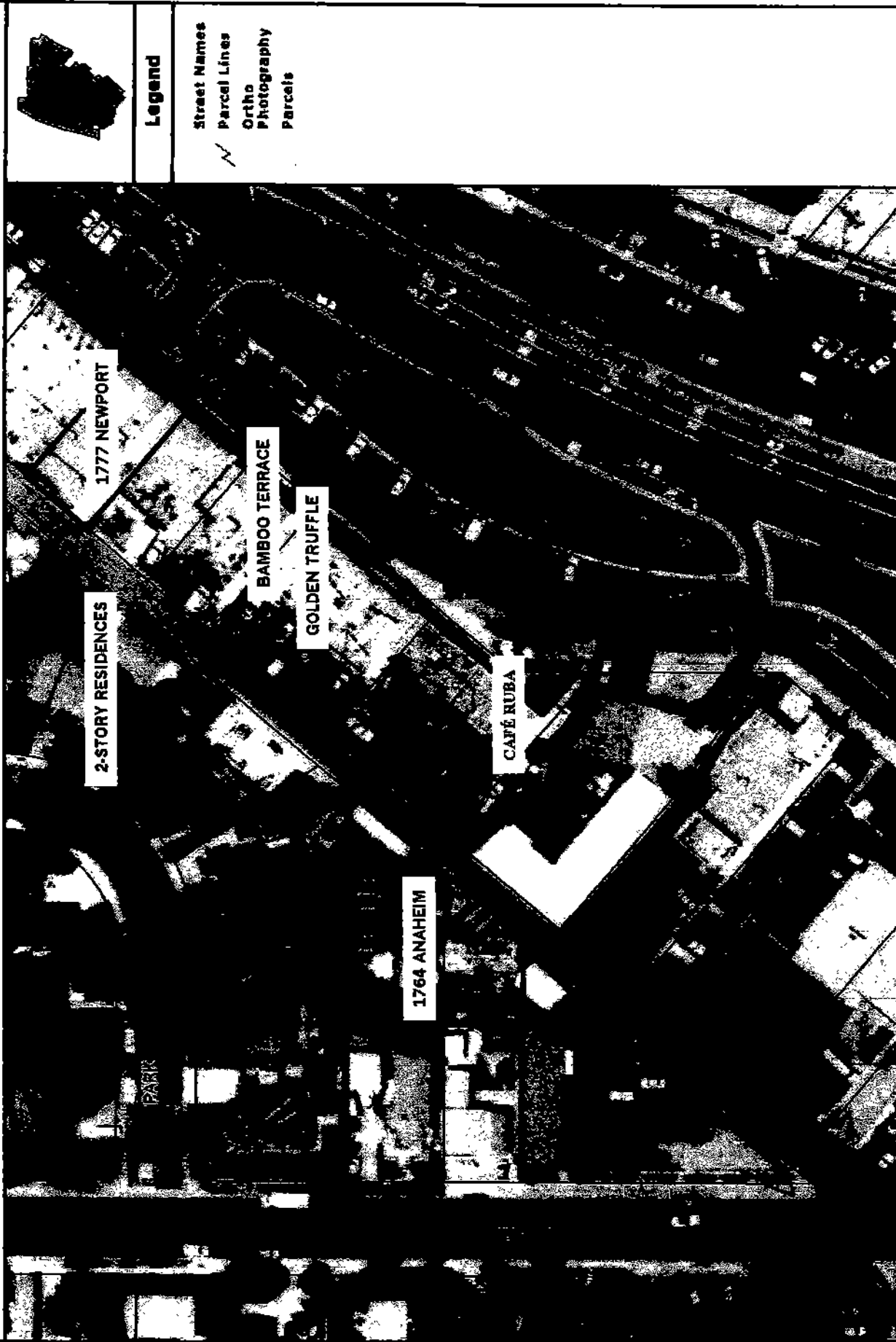
PA-04-33





# 1764 ANAHEIM AVE. AND SURROUNDING PROPERTIES

PA-04-33



# 1777 NEWPORT BL. AND SURROUNDING PROPERTIES

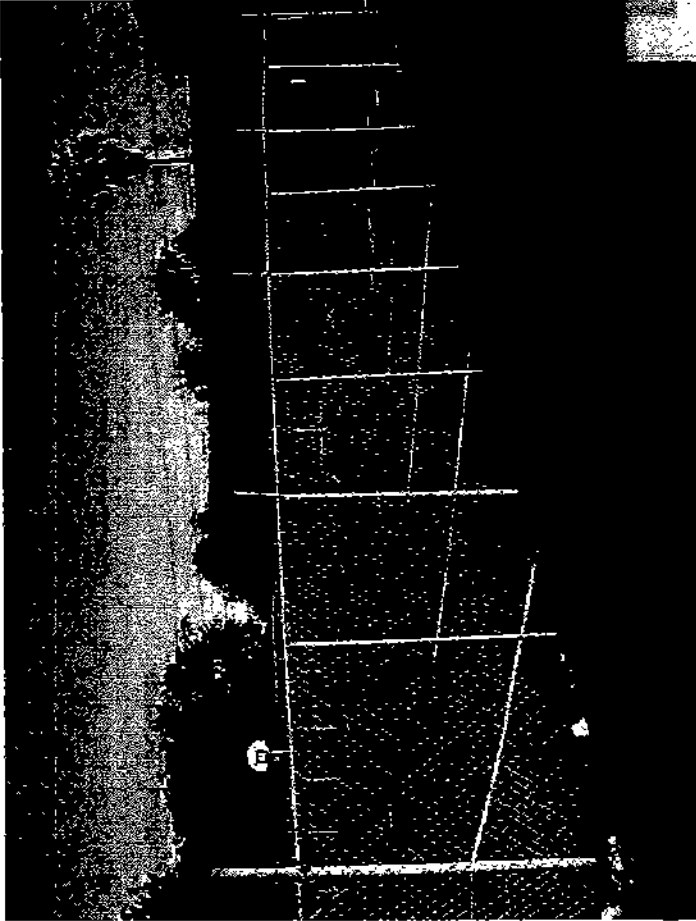
PA-04-33



## Legend

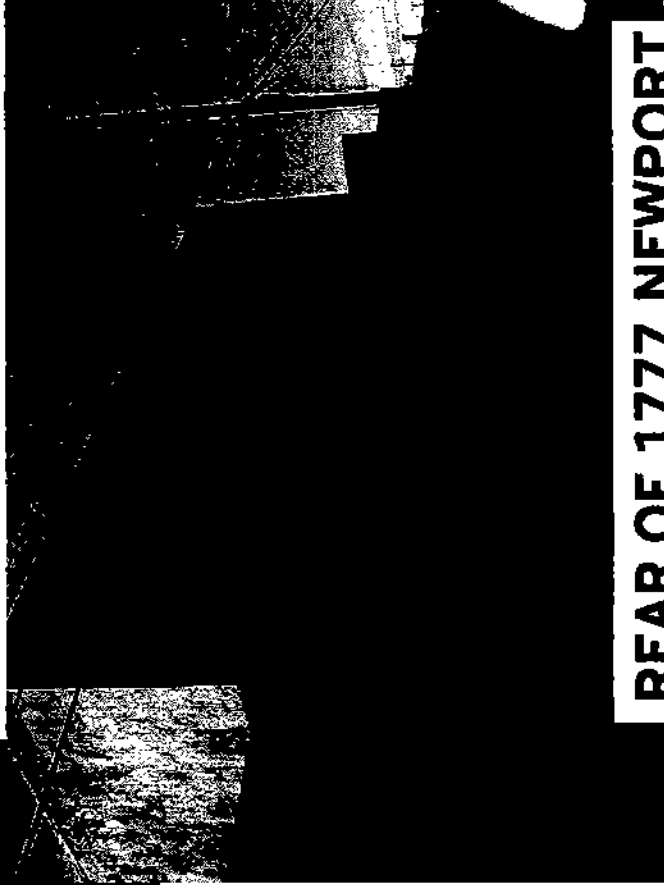
Street Names  
Parcel Lines  
Ortho  
Photography  
Parcels

**1764 ANAHEIM AVE**

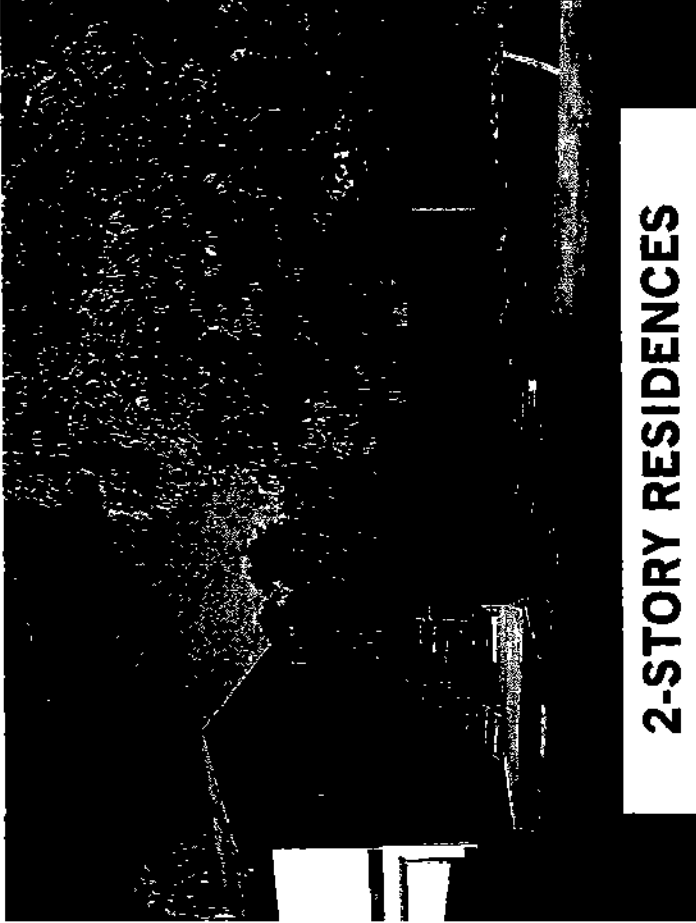




FRONT OF 1777 NEWPORT



REAR OF 1777 NEWPORT



**2-STORY RESIDENCES  
AT REAR OF 1777 NEWPORT**



**REAR OF 1777 NEWPORT  
AND 2-STORY RESIDENCES**

DALESSIO OFFICE



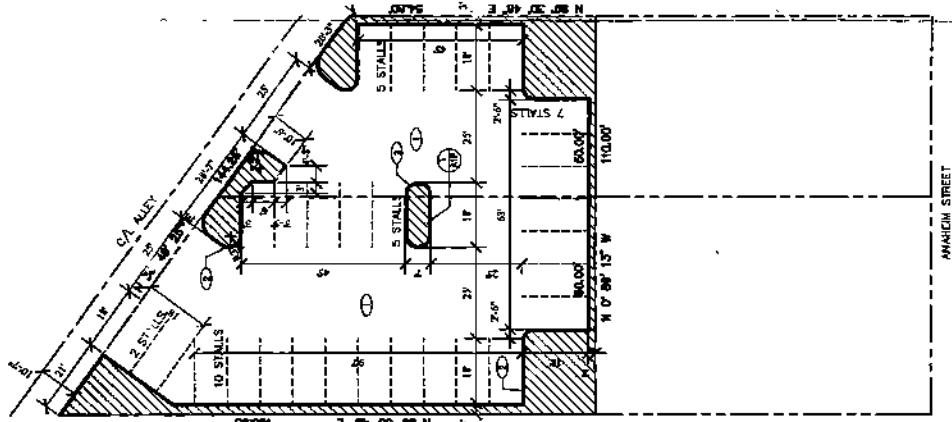
SITE PLAN

NO.	DESCRIPTION	DATE
1	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
2	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
3	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
4	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
5	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
6	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
7	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
8	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
9	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
10	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
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15	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
16	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
17	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
18	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
19	1778 ANAHEIM AVENUE, SUITE 200	02/27/03
20	1778 ANAHEIM AVENUE, SUITE 200	02/27/03

6/27/03

A1P

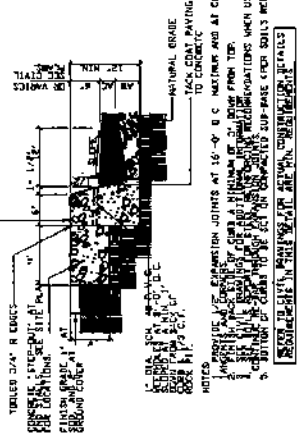
PA04-88



- NEW ASPHALT DRIVE AND PARKING SURFACE
- NEW 8" CONCRETE LANDSCAPE CURB

SITE KEY NOTES

CONC. CONCRETE CURB



CONCRETE CURB & LANDSCAPE

SCALE: 1/8" = 1'-0"

SITE PLAN

**scale: 1/16" = 1'-0"**



**PARKING SUMMARY:**

[illegible][illegible]

NEW PARKING @ 1754 HAWTHORN  
SCHOOL PROVIDED PARKING SPACES  
PARKING REQUIRED FOR RESTAURANT  
@ 1777 HAWTHORN AVE. 2ND FLOOR  
(330) 200 10/1000 27.1  
IN DEPT. OF 2000 27.1  
(1.2500 20/1000 27.1)  
PARKING SPACES

REMOVED:		121 STALLS
	- 67 STALLS	
	<u>114 STALLS</u>	
PRODUCED:		143 STALLS
	+ 11 STALLS	
	<u>85 STALLS</u>	
	67 STALLS	
		172 STALLS
		+ 29 STALLS
		<u>172 STALLS</u>
		199 STALLS
		+ 25 STALLS
		<u>224 STALLS</u>
		249 STALLS

## SITE KEY NOTES

1 1777 NEWPORT BLVD.  
2 1754 ANTHONY ST.

NEWPORT BLVD.

SUPERIOR AVE

~~COMMERCIAL  
USES~~

~~COMMERCIAL  
USES~~

RESIDENTIAL

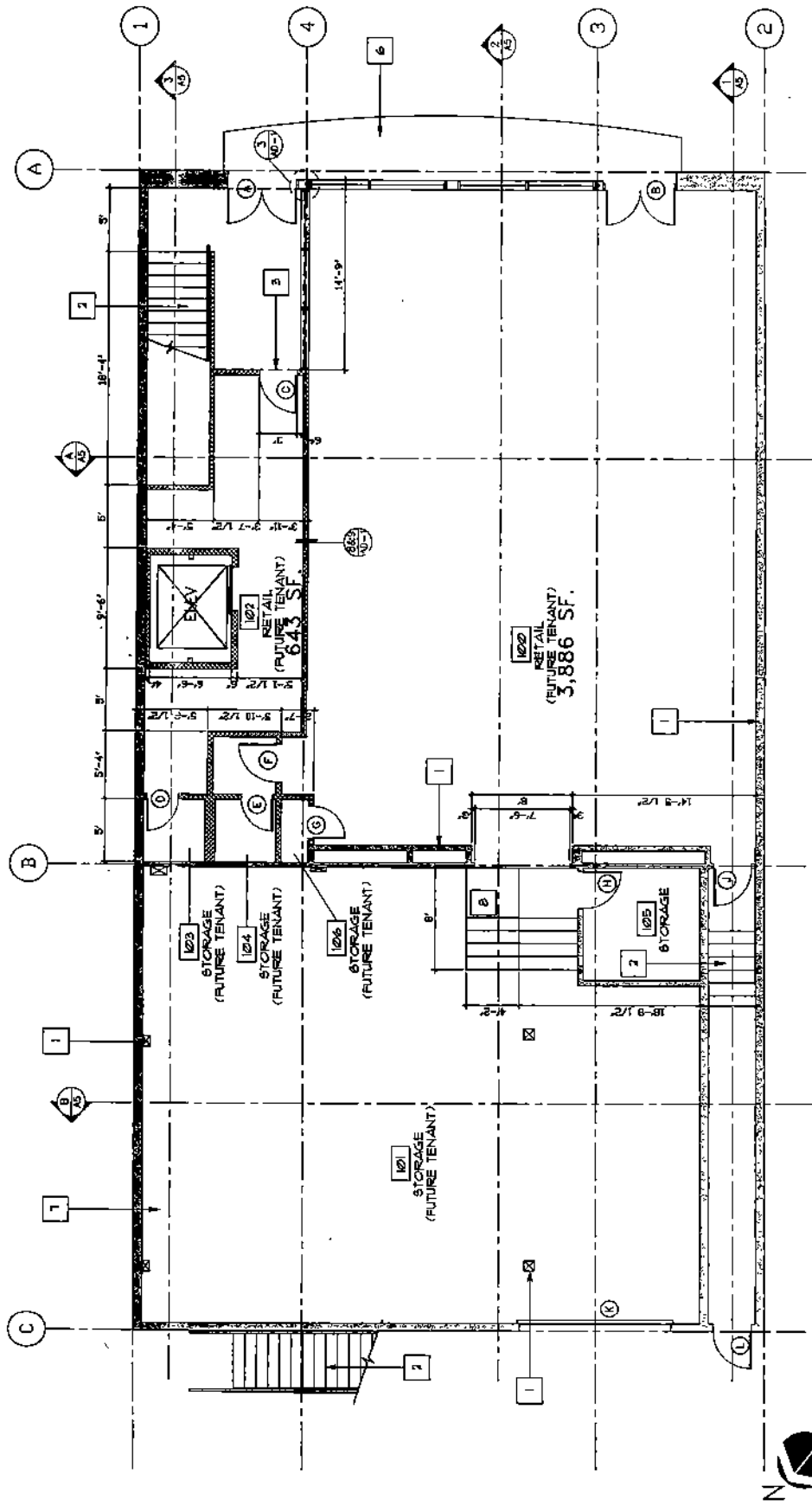
PARK DR.

ANAHEIM ST.

PARCEL MAP PLAN

**SCALE: 40' = 1'**





## WALL LEGEND

- NEW INTERIOR WALLS: 2x4 METAL STUD WALL  
W/ 5/8" GYPSUM BD. BOTH SIDES  
TO UNDERSIDE OF FLOOR/CEILING ASSEMBLY.
- NEW EXTERIOR WALLS TO MATCH EXISTING
- EXISTING WALL TO REMAIN UNLESS  
OTHERWISE NOTED

## FLOOR PLAN NOTES

- 1 EXISTING EXTERIOR WALL & ALL COLUMNS TO REMAIN
- 2 NEW STAIR & HANDRAIL  
SEE STRUCTURAL SHEET FOR MORE DETAILS
- 3 LINE OF FLOOR ABOVE
- 4 OMITTED

## GENERAL NOTES

1. HABITABLE AREA SHALL BE PROVIDED WITH  
MECHANICAL VENTILATION EQUAL TO 15 MIN.  
CFM OF OUTSIDE AIR.
2. RESTROOM FLOORS SHALL HAVE A SMOOTH,  
HARD NONABSORBENT SURFACE WHICH  
EXTENDS UPWARD ONTO THE WALLS AT LEAST 5'.
3. RESTROOM WALLS SHALL HAVE A SMOOTH,  
HARD NONABSORBENT SURFACE FOR WALLS  
WITHIN 2'-0" OF THE FRONT AND SIDES OF URINALS  
AND WATER CLOSETS UP TO 4'-0" HIGH.
4. TOILETS ROOMS SHALL BE PROVIDED WITH  
AN EXHAUST SYSTEM CAPABLE OF PROVIDING  
A MIN. OF 4 AIR CHANGES PER HOUR.

SCALE: 1/4" = 1'-0"

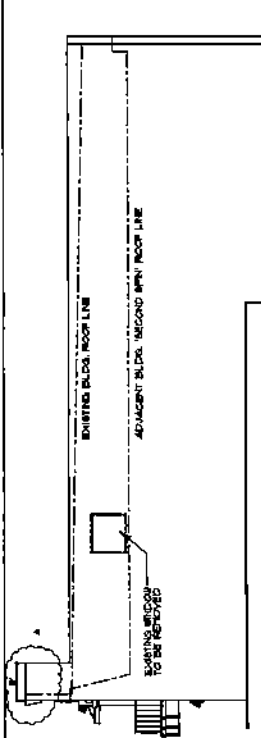


scale:  $1/4'' = 1'-0''$

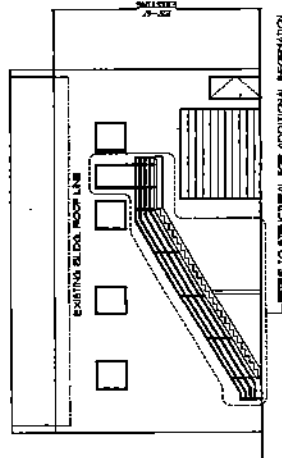
### WALL LEGEND

- |   |  |   |   |   |  |
|---|--|---|---|---|--|
| 1 | EXISTING EXTERIOR WALL & ALL COLLING TO REMAIN | 4 | NEW EXTERIOR CORBIT ABOVE<br>SEE ROOF PLAN FOR DIMENSIONS | 7 | ADDITIONAL STRUT FOR<br>NEW FACADE / BALCONY |
| 2 | NEW STAIR, SEE STRUCTURAL SHEETS FOR DETAILS   | 5 | NEW WINDOW SYSTEM AT FACADE                               | 8 | OMITTED                                      |
| 3 | NEW ACCESS LADDER TO ROOF - SEE T/AD-1         | 6 | WINDOW SYSTEM HEADER<br>8'-0" WALL SKIRT ABOVE            | 9 | 3'-7" HIGH GUARD RAIL                        |

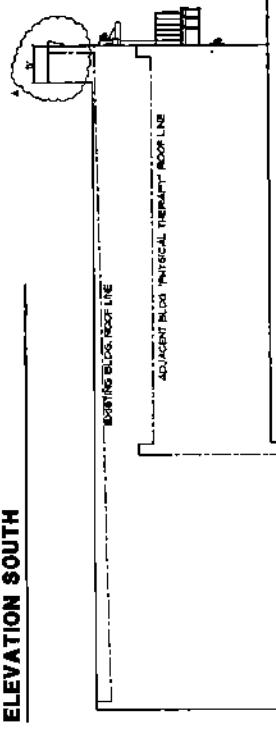
NEW INTERIOR WALLS: 2x4 METAL STUD  
W/ 5/8" GYPSUM BO. BOTH SIDES  
TOP @ 11'-0" A.F.F.  
NEW EXTERIOR WALLS TO MATCH EXISTING  
EXISTING WALL TO REMAIN UNLESS  
OTHERWISE NOTED



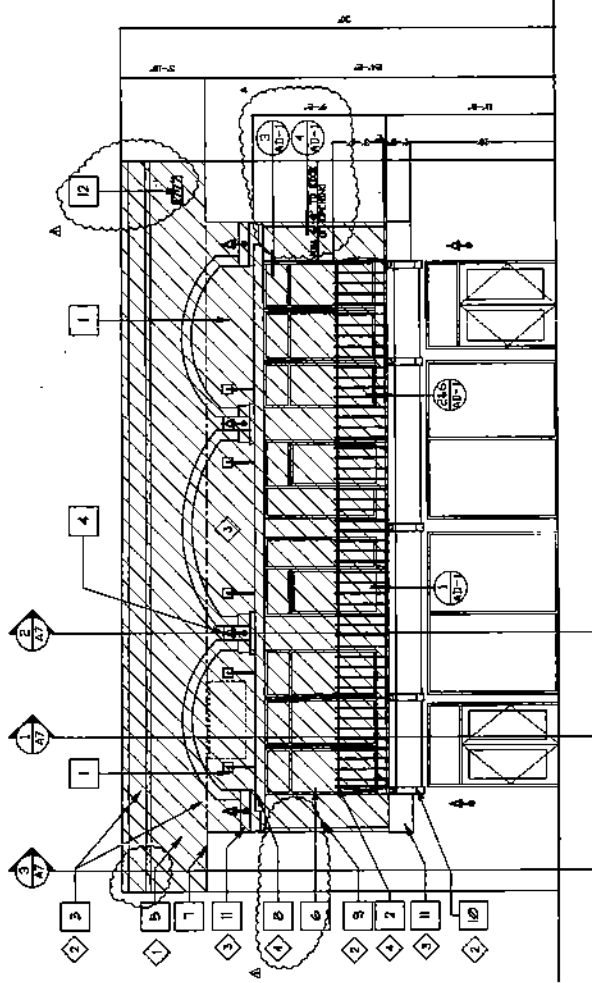
ELEVATION WEST



ELEVATION SOUTH



ELEVATION EAST



ELEVATION NORTH

(ENLARGED 1/4"=1')

ELEVATION KEY NOTES

- 1 DESIGNATED SIGN AREA 33 SQ. FT.
- 2 NEW 1" MOD. IRON, "MANHATTAN" STYLE, COLORED PAUL, 8'45" TALL
- 3 CORNER W/ LIGHT BAND STUCCO FINISH
- 4 GROUNDWORK LIGHT FIXTURES
- 5 LIGHT BAND STUCCO FINISH OVER EX. WOOD CONSTRUCTION
- 6 NEW 1" MOD. IRON, "MANHATTAN" STYLE, COLORED PAUL, 8'45" TALL
- 7 EXIST. ROOF LINE
- 8 METAL LOUVERED AWNING
- 9 DECORATIVE COLUMNS W/ LIGHT BAND STUCCO FINISH
- 10 NEW 1" MOD. IRON, "MANHATTAN" STYLE, COLORED PAUL, 8'45" TALL
- 11 NEW 1" MOD. IRON, "MANHATTAN" STYLE, COLORED PAUL, 8'45" TALL
- 12 BUILDING ADDITION 8' HIGH TO EX. CONSTRUCTION WITH 2'4" TALL, 1" THICK BRIDGE

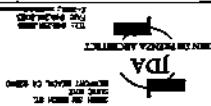
COLOR SCHEDULE

- 1 MAIN BUILDING COLOR - "MISSION WHITE" - MESA #23
- 2 TRIM & ACCENT COLOR - "SAND BEIGE" - #27
- 3 ACCENT COLOR - "BURNT SUGAR" - #35B-40
- 4 FINISHING & BANISTER COLOR - "SILVER VEIL" - #100-1P

AREA OF NEW CONSTRUCTION, EXISTING TO REMAIN



DALESSIO OFFICE



ELEVATIONS

NO.	DATE	DESCRIPTION
1	5/2/03	REVISED
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

5/2/03  
REVISED  
A6

scale: 1/8" = 1'-0"

PA-011-22